

Purchase of land in C. T. S. Nos 1678 and 1679 in Belgaum.

158 SRI B. B. SAYANAK.—Belgaum Will the Chief Minister be please to State :—

(a) whether it is a fact that the Deputy Commissioner of Belgaum has passed an order to the owner of CTS Nos 1678 and 1679 situated in Karlo kar Road, Belgaum under section 27 (2) of the Urban Land Ceiling & Regulation Act, 1976 ;

(b) if so, the reason for passing such order ;

(c) whether it is a fact that the Chairman of the City Improvement Trust Board had applied to purchase the land in CTS Nos. 1678 and 1679 for his office Building ;

(d) if so, the terms and conditions of his offer ;

(e) whether it is a fact that there are some tenants in CTS Nos. 1678 and 1679 ;

(f) if so, the arrangement made by the Chairman, Improvement Trust Board to provide alternate accommodation for these tenants?

SRI D. DEVARAJ Urs (Chief Minister).—

(a) Yes.

(b) While reviewing these applications of Shri P. M. Kalwar along with other applications received under section 27 (2) of the Act, the Committee constituted of considering notice under Section 26 and application under 27 (2) decided at its meeting held on 31st July 76 to purchase these properties on behalf of the Government for being allotted to the Improvement Board Belgaum, for housing its office. Orders were passed accordingly.

(c) Yes.

(d) The Chairman, the Improvement Board, Belgaum shall credit the purchase price of the above mentioned properties before taking over possession of the same. He has accordingly deposited an amount of Rs. 28 787-45 on 10th November 1976 towards the purchase price fixed by the Competent Authority, Belgaum.

(e) Yes.

(f) It is open to the tenants to seek relief before the appropriate forum.

SRI B. B. SAYANAK.—May I know whether Sri P. M. Kalwar is holding excess land or less than the ceiling fixed ?

† SRI D. DEVARAJ URS.—It is not a question of holding excess land or not. Under the Ceiling Act, every man has to declare how much land he has and if an individual intends to sell his land, then the Government will have the option, as a first choice, to take the same land if it wants.

SRI B. B. SAYANAK.—May I know how many persons have applied for permission to sell their properties?

SRI D. DEVARAJ URS.—I want notice.

SRI B. B. SAYANAK.—What is the length and breadth of CTS No. 1678 and 1679?

SRI D. DEVARAJ URS.—I think it is a few 100 sq. yards, I shall get it verified.

SRI B. B. SAYANAK.—According to me the area of these CTS Nos. is not suitable for the construction of CITB Office.

SRI D. DEVARAJ URS.—That is a matter of opinion. The hon'ble member may say it is not suitable, but the CITB or the Government may say it is suitable. The more important question than this is, this gentleman has showed his intention to sell it. When a person, who has got property within the area that is covered under the Act, shows his inclination to sell that property, then the first choice is the Government. Supposing he does not want to sell, and if it is required by him, we do not interfere. We interfere only in a place where an individual has got land more than the ceiling limit. So far as this particular site is concerned it is a big site. Whenever a owner says that he wants it for his own purpose, we will consider it. Here, he wanted it to be sold and so we said that we will take it.

SRI B. B. SAYANAK.—The owner wants to sell his land to the tenants. According to the Rent Control Act protection has to be given to the tenants, whereas by your Act you are displeasing the tenants. Is this justifiable?

SRI D. DEVARAJ URS.—I am sorry I cannot help it. Unless the Government does not want it, then he can sell it to the tenants or some other gentleman. As long as we exercise our option to buy it, I am sorry there is no other alternative.

SRI B. B. SAYANAK.—When there are so many vacant lands in other areas, Why the Government wants to acquire lands belonging to these two persons for construction of CITB Office?

SRI D. DEVARAJ URS.—Again and again I am saying, why should they sell them at all? They should have continued to have their tenants. When they say that they are going to sell, we say we want it. As per the Act the first choice is that of Government. In this

case, it is not the CITB that wants the land. There is a Committee and the Committee decides. When the Chairman of the Board says that they want it for building office, then we have to agree to it.

**SRI B. B. SAYANAK.**—Has it come to the notice of the Government that there is a stay-order given by the High Court in this respect?

**SRI D. DEVARAJ URS.**—That is different matter. Once the Divisional Commissioner gave a stay-order and that was decided. It came to Government afterwards and Government also gave a stay-order, and subsequently it was decided. Now, they might have gone to the High Court. Let it be decided in the Court of Law.

### Declaration under urban Land Ceiling Act.

178 **SRI T. R. SHAMANNA (Fort).**—Will the Chief Minister be pleased to state :—

- (a) the total number of declarations filed under the Urban Land Ceiling Act in Bangalore City and in other cities in the State;
- (b) the total extent of land above the ceiling limit?
- (c) the measures taken to finalise the disposal of excess lands?

**SRI D. DEVARAJ URS.**(Chief Minister).—

(a)	1	Bangalore	...	16,558
	2	Belgaum	...	3,573
	3	Mysore	...	2,890
	4	Hubli-Dharwar	...	4,218
	5	Mangalore	...	3,772

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Total 31,011

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(b) Declarations under sections 6 (i) are under scrutiny.

(c) The matter is under examination.

**ಶ್ರೀ ಬಿ. ಆರ್. ಶಾಮಣ್ಣ.**—ನಗರ ಪ್ರದೇಶಗಳ ಮೀತು ಮಸೂದೆ ಜಾರಿಗೆ ಬಂದು ವರ್ಷದ ಮೇಲಾಯಿತು. ಇದರಿಂದ ಬೆಂಗಳೂರು ಡೆವಲಪ್‌ಮೆಂಟ್ ಅಥಾರಿಟಿ ಮತ್ತು ಬೇರೆ ಬೇರೆ ಪ್ರಾಸ್ಟ್‌ಬೋರ್ಡುಗಳಿಗೆ ಹಾಗೂ ರಾಜ್ಯದ ಕೈಗಾರಿಕೆಗಳಿಗೆ ಸಂಬಂಧಪಟ್ಟ ಹಾಗೆ ಕೆಲವು ತೊಡಕುಗಳು, ತೊಂದರೆಗಳು ಆಗಿಲ್ಲವೇ. ಇದರ ಬಗ್ಗೆ ಸರ್ಕಾರ ಎನಾದರೂ ಹೇಳತಕ್ಕದ್ದು ಇದೆಯೇ ?

† **SRI D. DEVARAJ URS.**—It is a complicated affair. What happens is, a person will be owning lands in many places and survey has to be conducted. Action is being taken and we will try out best to see that the survey is completed as soon as possible.